

Brunswick Planning Commission
Minutes
January 28, 2004

Commission Members Present: Chair Ed Gladstone, Vice Chair Don Krigbaum, Secretary Connie Koenig, Council Liaison Walt Stull, Wayne Dougherty, and Ellis Burruss, Alternate

Mayor & Council Present:

Staff Present: City P & Z Administrator Rick Stup

Chairman Gladstone called the meeting, which had been postponed from January 26 due to inclement weather, to order at 7:00 PM

Minutes

The minutes of the December 22 meeting were reviewed and approved with minor corrections to be made by Staff. (MOTION by Mr. Dougherty and seconded by Mr. Krigbaum, unanimously passed.)

Chairman

Mr. Gladstone requested all those in attendance who were going to speak on any of the cases, to rise and be sworn in. He administered the oath.

At Mr. Gladstone's request, Mr. Stup briefed the Commission on the MD Rte 464 sidewalk and obtained consensus from the Commission that the Alternate Minor Arterial with Median Cross-section would be the required standard for MD Rte 464. The entire issue of the standard for MD Rte 464, Souder Road and Burkittsville Road will be discussed at the February Meeting. It was the consensus of the Commission that the Alternative Minor Arterial Section (Monumented) would be the required standard, subject to MSHA concurrence for MD Rte 464 from Souder Road to Frazier Road.

Mr. Stup reminded the Commission and public that the event of inclement weather, the Planning Commission will meet on the additional and alternative meeting day the following Wednesday.

Old Business - None

Planning Commission Minutes
January 28, 2004
Page 2 of 13

New Business

Zoning – Site Plan

Galyn Manor - Model Home Temporary Parking: Located on the west side of Evan Court, north of Galyn Drive. Zoning Classification: R-1 & OS (PUD), BR-SP-03-05-SP

Staff Presentation and Recommendation

Mr. Stup presented the Staff Report for the approval of a Temporary Parking Lot on Lot 53 for the Model Home Sales Office on Lot 52.

Because the comments are general in nature, Staff recommends approval of the Site Plan with the following Conditions:

1. Abandonment notes are required to be added to the Plan with the estimated date of abandonment
2. Add the location, number and type of lights and light poles subject to Staff Approval shown on the plan
3. Parking spaces with bumpers must be shown and acceptable to Staff
4. Total number of parking spaces to be noted and acceptable to Staff
5. Right-of way width and paving type and width must be labeled
6. Type of connecting walk must be labeled and acceptable to Staff
7. Dashed line around the paved area needs to be identified or removed
8. Revise General Note No. 2 to reflect that the Zoning is R-1 and the development option is PUD acceptable to Staff
9. Address Agency Comments
10. Applicant is bound by their testimony

Mr. Stup answered questions with regard to the plan and Staff Recommendation.

Applicant

Mr. Randy Frey, Rodgers Consulting, presented the applicant's case and answered Commission questions with Mr. Joe McGraw, Pulte Homes.

Public Comment

None.

Rebuttal

None.

Planning Commission Minutes
January 28, 2004
Page 3 of 13

Decision

Mr. Dougherty made a motion to approve the plan in accordance with Staff Recommendation; Ms. Koenig seconded the motion.

VOTE: Yea 5 Nay 0

Subdivision – Final Plat

Galyn Manor, Outlot A, Phase 2: Located at Galyn Drive, west of Afton Court and Fiona Way. Zoning Classification: R-1 (PUD), BR-PUD-01-PIII-P2-FP8

Staff Presentation and Recommendation

Mr. Stup presented the Staff Report for the Final Plat.

Staff recommends approval with the following conditions:

1. Improvement Plans final approval
2. PWA Package final approval to include guarantees
3. Easement Plat Staff approval and recordation
4. FRO process completed
5. Revised Preliminary Plan final approval
6. Staff's final review approval
7. Address outstanding Agency Comments
8. No zoning certificates or permits issued on Phase 2 Lots until the school site is transferred to the BOE and a copy of the recorded deed is furnished Staff
9. Applicant is bound by their testimony

Mr. Stup answered questions with regard to the plat.

Applicant

Mr. Randy Frey, Rodgers Consulting, presented the applicant's case and answered Commission questions, with Mr. Joe McGraw, Pulte Homes.

Public Comment

None.

Rebuttal

None.

Planning Commission Minutes
January 28, 2004
Page 4 of 13

Decision

Ms. Koenig made a motion to approve the request in accordance with Staff Recommendation; Mr. Dougherty seconded the motion.

VOTE: YEA 5 NAY 0

Galyn Manor, Lots 145-151, 168-173 & 257-276, Phase 2: Located at Galyn Drive, west of Afton Court and Fiona Way. Zoning Classification: R-1 (PUD), BR-PUD-01-PIII-P2-FP9

Staff Presentation and Recommendation

Mr. Stup presented the Staff Report for the Final Plat.

Staff recommends approval with the following conditions:

1. Improvement Plans final approval
2. PWA Package final approval to include guarantees
3. Easement Plat Staff approval and recordation
4. FRO process completed
5. Revised Preliminary Plan final approval
6. Staff's final review approval
7. Address outstanding Agency Comments
8. No zoning certificates or permits issued on Phase 2 Lots until the school site is transferred to the BOE and a copy of the recorded deed is furnished Staff
9. Applicant is bound by their testimony

Mr. Stup answered questions with regard to the plat.

Applicant

Mr. Randy Frey, Rodgers Consulting, presented the applicant's case and answered Commission questions with Mr. Joe McGraw, Pulte Homes.

Public Comment

None.

Rebuttal

None.

Planning Commission Minutes

January 28, 2004

Page 5 of 13

Decision

Mr. Dougherty made a motion to approve the request in accordance with Staff Recommendation; Mr. Krigbaum seconded the motion.

VOTE: YEA 5 NAY 0

Galyn Manor, Lots 174-179, 231 & 236-256: Located at Galyn Drive, west of Afton Court and Fiona Way. Zoning Classification: R-1 (PUD), BR-PUD-01-PIII-P2-FP10

Staff Presentation and Recommendation

Mr. Stup presented the Staff Report for the Final Plat.

Staff recommends approval with the following conditions:

1. Improvement Plans final approval
2. PWA Package final approval to include guarantees
3. Easement Plat Staff approval and recordation
4. FRO process completed
5. Revised Preliminary Plan final approval
6. Staff's final review approval
7. Address outstanding Agency Comments
8. No zoning certificates or permits issued on Phase 2 Lots until the school site is transferred to the BOE and a copy of the recorded deed is furnished Staff
9. Applicant is bound by their testimony

Mr. Stup answered questions with regard to the plat.

Applicant

Mr. Randy Frey, Rodgers Consulting, presented the applicant's case and answered Commission questions with Mr. Joe McGraw, Pulte Homes.

Public Comment

None.

Rebuttal

None.

Planning Commission Minutes
January 28, 2004
Page 6 of 13

Decision

Mr. Dougherty made a motion to approve the request in accordance with Staff Recommendation; Ms. Koenig seconded the motion.

VOTE: YEA 5 NAY 0

Galyn Manor, Lots 152-167 & Parcel L, Phase 2: Located at Galyn Drive, west of Afton Court and Fiona Way. Zoning Classification: R-1 (PUD), BR-PUD-01-PIII-P2-FP11

Staff Presentation and Recommendation

Mr. Stup presented the Staff Report for the Final Plat.

Staff recommends approval with the following conditions:

1. Improvement Plans final approval
2. PWA Package final approval to include guarantees
3. Easement Plat Staff approval and recordation
4. FRO process completed
5. Revised Preliminary Plan final approval
6. Staff's final review approval
7. Address outstanding Agency Comments
8. No zoning certificates or Permits issued on Phase 2 Lots until the school site is transferred to the BOE and a copy of the recorded deed is furnished Staff
9. Applicant is bound by their testimony

Mr. Stup answered questions with regard to the plat.

Applicant

Mr. Randy Frey, Rodgers Consulting, presented the applicant's case and answered Commission questions with Mr. Joe McGraw, Pulte Homes.

Public Comment

None.

Rebuttal

None.

Planning Commission Minutes

January 28, 2004

Page 7 of 13

Decision

Mr. Krigbaum made a motion to approve the request in accordance with Staff Recommendation; Mr. Dougherty seconded the motion.

VOTE: YEA 5 NAY 0

Galyn Manor, Lots 180-205, Phase 2: Located at Galyn Drive, west of Afton Court and Fiona Way. Zoning Classification: R-1 (PUD), BR-PUD-01-PIII-P2-FP12

Staff Presentation and Recommendation

Mr. Stup presented the Staff Report for the Final Plat.

Staff recommends approval with the following conditions:

1. Improvement Plans final approval
2. PWA Package final approval to include guarantees
3. Easement Plat Staff approval and recordation
4. FRO process completed
5. Revised Preliminary Plan final approval
6. Staff's final review approval
7. Address outstanding Agency Comments
8. No zoning certificates or permits issued on Phase 2 Lots until the School Site is transferred to the BOE and a copy of the recorded deed is furnished Staff
9. Applicant is bound by their testimony

Mr. Stup answered questions with regard to the plat.

Applicant

Mr. Randy Frey, Rodgers Consulting, presented the applicant's case and answered Commission questions with Mr. Joe McGraw, Pulte Homes.

Public Comment

None.

Rebuttal

None.

Planning Commission Minutes
January 28, 2004
Page 8 of 13

Decision

Mr. Dougherty made a motion to approve the request in accordance with Staff Recommendation; Ms. Koenig seconded the motion.

VOTE: YEA 5 NAY 0

Galyn Manor, Lots 206-230, Phase 2: Located at Galyn Drive, west of Afton Court and Fiona Way. Zoning Classification: R-1 (PUD), BR-PUD-01-PIII-P2-FP13

Staff Presentation and Recommendation

Mr. Stup presented the Staff Report for the Final Plat.

Staff recommends approval with the following conditions:

1. Improvement Plans final approval
2. PWA Package final Approval to include guarantees
3. Easement Plat Staff approval and recordation
4. FRO process completed
5. Revised Preliminary Plan final approval
6. Staff's final review approval
7. Address outstanding Agency Comments
8. No zoning certificates or Permits issued on Phase 2 Lots until the school site is transferred to the BOE and a copy of the recorded deed is furnished Staff
9. Applicant is bound by their testimony

Mr. Stup answered questions with regard to the plat.

Applicant

Mr. Randy Frey, Rodgers Consulting, presented the applicant's case and answered Commission questions with Mr. Joe McGraw, Pulte Homes.

Public Comment

None.

Rebuttal

None.

Decision

Mr. Dougherty made a motion to approve the request in accordance with Staff Recommendation; Ms. Koenig seconded the motion.

Planning Commission Minutes
January 28, 2004
Page 9 of 13

VOTE: YEA 5 NAY 0

Galyn Manor, Lots 232-235 & Parcel O, Phase 2: Located at Galyn Drive, west of Afton Court and Fiona Way. Zoning Classification: R-1 (PUD), BR-PUD-01-PIII-P2-FP14

Staff Presentation and Recommendation

Mr. Stup presented the Staff Report for the Final Plat.

Staff recommends approval with the following conditions:

1. Improvement Plans final approval
2. PWA Package final approval to include guarantees
3. Easement Plat Staff approval and recordation
4. FRO process completed
5. Revised Preliminary Plan final approval
6. Staff's final review approval
7. Address outstanding Agency Comments
8. No zoning certificates or Permits issued on Phase 2 Lots until the school site is transferred to the BOE and a copy of the recorded deed is furnished Staff
9. Applicant is bound by their testimony

Mr. Stup answered questions with regard to the plat.

Applicant

Mr. Randy Frey, Rodgers Consulting, presented the applicant's case and answered Commission questions with Mr. Joe McGraw, Pulte Homes.

Public Comment

None.

Rebuttal

None.

Decision

Mr. Krigbaum made a motion to approve the request in accordance with Staff Recommendation; Mr. Dougherty seconded the motion.

VOTE: YEA 5 NAY 0

Planning Commission Minutes
January 28, 2004
Page 10 of 13

Galyn Manor, Parcel K, Phase 2: Located at Galyn Drive, west of Afton Court and Fiona Way. Zoning Classification: R-1 (PUD), BR-PUD-01-PIII-P2-FP15

Staff Presentation and Recommendation

Mr. Stup presented the Staff Report for the Final Plat.

Staff recommends approval with the following conditions:

1. Improvement Plans final approval
2. PWA Package final approval to include guarantees
3. Easement Plat Staff approval and recordation
4. FRO process completed
5. Revised Preliminary Plan final approval
6. Staff's Final review approval
7. Address outstanding Agency Comments
8. No zoning certificates or Permits issued on Phase 2 Lots until the school site is transferred to the BOE and a copy of the recorded deed is furnished Staff
9. Applicant is bound by their testimony

Mr. Stup answered questions with regard to the plat.

Applicant

Mr. Randy Frey, Rodgers Consulting, presented the applicant's case and answered Commission questions with Mr. Joe McGraw.

Public Comment

None.

Rebuttal

None.

Decision

Mr. Dougherty made a motion to approve the request in accordance with Staff Recommendation; Ms. Koenig seconded the motion.

VOTE: YEA 5 NAY 0

Galyn Manor, Parcel M, Phase 2: Located at Galyn Drive, west of Afton Court and Fiona Way. Zoning Classification: R-1 (PUD), BR-PUD-01-PIII-P2-FP16

Staff presentation and Recommendation

Mr. Stup presented the Staff Report for the Final Plat.

Staff recommends approval with the following conditions:

1. Improvement Plans final approval
2. PWA Package final approval to include guarantees
3. Easement Plat Staff approval and recordation
4. FRO process completed
5. Revised Preliminary Plan final approval
6. Staff's final review approval
7. Address outstanding Agency Comments
8. No zoning certificates or permits issued on Phase 2 Lots until the school site is transferred to the BOE and a copy of the recorded deed is furnished Staff
9. Applicant is bound by their testimony

Mr. Stup answered questions with regard to the plat.

Applicant

Mr. Randy Frey, Rodgers Consulting, presented the applicant's case and answered Commission questions with Mr. Joe McGraw, Pulte Homes.

Public Comment

None.

Rebuttal

None.

Decision

Mr. Dougherty made a motion to approve the request in accordance with Staff Recommendation; Ms. Koenig seconded the motion.

VOTE: YEA 5 NAY 0

Galyn Manor, Parcel N, Phase 2: Located at Galyn Drive, west of Afton Court and Fiona Way. Zoning Classification: R-1 (PUD), BR-PUD-01-PIII-P2-FP17

Staff Presentation and Recommendation

Mr. Stup presented the Staff Report for the Final Plat.

Staff Presentation and Recommendation Cont.

Staff recommends approval with the following conditions:

1. Improvement Plans final approval
2. PWA Package final approval to include guarantees
3. Easement Plat Staff approval and recordation
4. FRO process completed
5. Revised Preliminary Plan final approval
6. Staff's final review approval
7. Address outstanding Agency Comments
8. No zoning certificates or permits issued on Phase 2 Lots until the school site is transferred to the BOE and a copy of the recorded deed is furnished Staff
9. Applicant is bound by their testimony

Mr. Stup answered questions with regard to the plat.

Applicant

Mr. Randy Frey, Rodgers Consulting, presented the applicant's case and answered Commission questions with Mr. Joe McGraw, Pulte Homes.

Public Comment

None.

Rebuttal

None.

Decision

Ms. Koenig made a motion to approve the request in accordance with Staff Recommendation; Mr. Krigbaum seconded the motion.

VOTE: YEA 5 NAY 0

Public Comment

Mr. William Hurst, S. Virginia Avenue, commented on parking in that area of town and a potential future application.

At the Chair's request, Mr. Stup responded to the comments and informed Mr. Hurst the proper procedure to obtain the Commission's opinion on site-specific issues.

Planning Commission Minutes
January 28, 2004
Page 13 of 13

Mr. Wayne Hawes, Ninth Avenue, commented on the need to investigate alternatives to requiring school sites in order to obtain funds for school construction.

At the Chair's request, Mr. Stup responded to the comments and briefly outlined the BOE/FCPS Staff process for planning school construction and the requirements of 66B of the Annotated Code of Maryland.

Adjournment

The meeting was adjourned at 8:50 PM.

Respectfully submitted,

Connie Koenig, Secretary
Brunswick Planning Commission